

**CALHOUN COUNTY BOARD OF COUNTY COMMISSIONERS  
REGULAR MEETING MINUTES  
OCTOBER 24, 2017**

**PRESENT AND ACTING:**

**DANNY RAY WISE, CHAIRMAN  
GENE BAILEY, VICE-CHAIRMAN  
DARRELL MCDUGALD  
JERAL HALL**

**MATT FUQUA, ATTORNEY  
CARLA A. HAND, CLERK OF COURT AND COUNTY COMPTROLLER  
SARAH WILLIAMS, CLERK ADMINISTRATIVE ASSISTANT**

Chairman Wise called the meeting held in the Regular Meeting room to order at 6:05 P.M.; CT. Commissioner Bailey led the Prayer and Pledge of Allegiance to the Flag.

**APPROVAL OF MINUTES AND VOUCHERS**

A motion to approve the minutes and vouchers as published on the agenda (the October 7, 2017 Emergency Meeting Minutes, and the October 10, 2017 Regular Meeting Minutes; vouchers for warrants: accounts payable warrants –1710-2ES, 1710-2SE, 1710-2EP, 1710-2EC, 1710-2GC, 1710-2GP, 1710-2CG, 1710-2LP, 1710-2LC, 1710-2RP, 1710-2RC, 1710-2SC, 1710-2CE, 1710-2PE and payroll warrants - none) was made by Commissioner McDougald and seconded by Commissioner Hall. The motion passed unanimously 4-0.

**PLANNING COMMISSION RECOMMENDATIONS**

Attorney Fuqua stated he needs the Chairman to execute a Conditional Use Permit that was approved at the second meeting in September for Spooner Oil. Attorney Fuqua stated he submitted the permit to all parties and received no comment.

- **CAPITAL TELECOM HOLDINGS, LLC CONDITIONAL USE PERMIT APPLICATIONS**

Attorney Fuqua stated the Board of County Commissioners received a recommendation from the Planning Commission to approve two (2) cell tower projects. Attorney Fuqua stated the Board would need to approve the applications individually, and the applicant stated they would have their discussion brought forth to this meeting as if it were set forth in this meeting. There was no public comment to bring forward on the Conditional Use Permits.

Chairman Wise called for public comment on the Capital Telecom Holdings, LLC Conditional Use Permit for a cell tower to be constructed in Altha. There was no public comment.

- ❖ Commissioner McDougald made a motion to approve the Conditional Use Permit for the construction of a cell tower in Altha on Flatwoods Road. Commissioner Hall seconded the motion. The motion passed unanimously 4-0.

Chairman Wise called for public comment on the Capital Telecom Holdings, LLC Conditional Use Permit for a cell tower to be constructed in Blountstown. There was no public comment.

- ❖ Commissioner Bailey made a motion to approve the Conditional Use Permit for the construction of a cell tower in Blountstown on Silas Green Road. Commissioner Hall seconded the motion. The motion passed unanimously 4-0.
- Attorney Fuqua stated the Board of County Commissioners received a recommendation from the Planning Commission to approve the transmittal of the Comprehensive Plan Amendment proposed by Cholla Petroleum and Neal Land and Timber Company to the State for review. Attorney Fuqua stated the applicant would like their discussion to be brought forth to this meeting as if it were set forth in this meeting.

Mr. William Wallace of Clarksville, FL, expressed his concerns about accidents occurring in the oil and gas industry, the endangered Apalachicola River basin, and water shortage in the state. Mr. Wallace asked the Board to deny the changes to the Comprehensive Plan.

Ms. Rebecca Jetton, 3126 Camellia Wood Circle West Tallahassee, FL, stated she is attending the meeting on behalf of the Apalachicola Riverkeeper. Ms. Jetton stated their mission is to protect the river, wetlands, flood plains, water quality and quantity of the river. Ms. Jetton stated they have written a letter to the Board that has been asked to be included in the record. Ms. Jetton stated the Apalachicola Riverkeeper believes legally the amendment is internally inconsistent with the Comprehensive Plan. Ms. Jetton read for the Board a list of suggested policies the Apalachicola Riverkeeper included in their letter to the County. Ms. Jetton requested the Board meet with the Apalachicola Riverkeeper to go over these suggested policies and consider including some of them in the Comprehensive Plan Amendment.

Mr. Bob Rackleff of Tallahassee, FL, stated he is a former County Commissioner in Leon County. Mr. Rackleff stated when he was a Commissioner he relied on facts and not unsupported claims in determining the risks and rewards of projects such as the one before the Board tonight. Mr. Rackleff stated he has been involved in oil and gas issues, and most recently worked at the Department of Energy in Washington D.C. Mr. Rackleff stated he has heard very little evidence that oil and gas exploration in Calhoun County is a good idea. Mr. Rackleff expressed his concern that the FDEP does not have the capability to evaluate this project and asked the Board to deny the amendment to the Comprehensive Plan.

Mr. Seymour Goss of Clarksville, FL stated he lives on the Chipola River and expressed his concern for the citizens of the County if a spill were to occur and contaminate the drinking water, and expressed concerns for sinkholes due to the drilling. Mr. Goss stated he is opposed to the amendment to the Comprehensive Plan.

There was no further public comment.

- ❖ Commissioner McDougald made a motion to approve the transmittal of the Comprehensive Plan Amendment proposed by Cholla Petroleum and Neal Land and Timber Company to the State for review. Commissioner Bailey seconded the motion. The motion passed unanimously 4-0.

**BUBBA BRANCH, JONATHAN PARRAMORE – EXP US SERVICES, INC. ENGINEERING AND CEI**

Mr. Parramore stated he is before the Board to represent EXP US Services, Inc. Mr. Parramore stated EXP is an individually owned engineering company with offices located in Canada and the United States,

with the local office located in Tallahassee. Mr. Parramore stated EXP provides many types of engineering services, and he is here to let the Board know about their Construction Engineering and Inspection (CEI) services. Mr. Parramore stated EXP is currently pursuing work and are working in central and south Florida, and have developed a team in north Florida in order to expand business in this area, and are qualified by FDOT for CEI services in the State of Florida. Mr. Parramore stated their services include construction, engineering, administration, onsite inspection, estimating, scheduling, constructability of reviews, project documentation, and closeouts. Mr. Parramore stated their Tallahassee office is comprised of local individuals from Calhoun County and neighboring counties, which allows them to maintain a close relationship with local government and clients by having a local presence. Mr. Parramore stated their team has members with forty (40) plus years of construction and CEI experience. Mr. Parramore stated as CEI opportunities become available they will be submitting proposals for projects, and would appreciate the opportunity to be considered to perform these services for the Calhoun County Board of County Commissioners.

#### **DEBBIE BELCHER, ROUMELIS PLANNING AND DEVELOPMENT SERVICES, INC. – CDBG UPDATES**

Ms. Belcher stated they received the environmental release of funds from the Department of Economic Opportunity (DEO) on October 12. Ms. Belcher stated she has confirmed the Suggs Attaway Road project can be taken out of the CDGB bid package without any issues since the project will be FDOT funded. Ms. Belcher stated she would be giving DEO a complete bid package. Ms. Belcher stated she wanted to confirm they wanted to include all the unmet need projects in the grant application in the bid package with the exception of Goodwin Road, which has already been completed. Ms. Belcher stated the bid package would include SW Big Mac Road, NW Baggett Loop, NE JW Alexander Road, SW Faircloth Road Drainage, and the additives that were initially unmet needs are NW Miller Road, NE Autumn Lane, and NE Jim Durham Road. Ms. Belcher stated the Board would need to award the original project area, and depending on how much funding is left over in the budget the Board could award the unmet need areas. Ms. Belcher stated they could also include a deductive alternate for the County Road Department to do the preparation work for the projects in order to save some money on the projects if it is possible for the County to do the preparation work. Ms. Belcher stated with the Board's permission, this is how she will submit the bid package to DEO.

- ❖ Commissioner Bailey made a motion to submit the bid package to DEO per Ms. Belcher's recommendation. Commissioner McDougald seconded the motion. The motion passed unanimously 4-0.

Ms. Belcher stated she would turn in the bid package to DEO this week, but she is unsure when they would approve the plans. Ms. Belcher stated after the plans are approved, per Florida Statute there must be a thirty (30) day response period from the initial advertisement and the pre bid meeting cannot be sooner than five (5) days after the announcement. Ms. Belcher stated they would keep things moving in a way that makes sense with the award schedule.

#### **JAKE MATHIS, DAVID H. MELVIN INC. – SCOP MUSGROVE/BUDDY JOHNSON ROAD CLOSE OUT**

Mr. Mathis presented to the Board closeout documents for the SCOP (Small County Outreach Program) Musgrove/Buddy Johnson Road project. Mr. Mathis stated there is a final change order and a completion form for the Chairman to sign. Mr. Mathis stated the project turned out well, and the Road Department Superintendent, Mr. Clifford Edenfield, has approved the work done. Mr. Mathis stated the final change order is to reduce the project amount by \$25,099.69. (Contractor – C W Roberts)

- ❖ Commissioner McDougald made a motion to approve the deductive change order. Commissioner Bailey seconded the motion. The motion passed unanimously 4-0.

### **SHERIFF OFFICE BUDGET AMENDMENT**

Clerk Hand stated the Sheriff's Office has a budget amendment for Fiscal Year 2016-2017 to include unanticipated revenues from grants and expenditures that were not originally anticipated when the budget was adopted.

- ❖ Commissioner McDougald made a motion to approve the Sheriff's Office budget amendment. Commissioner Bailey seconded the motion. The motion passed unanimously 4-0.

### **LEGISLATIVE DELEGATION MEETING**

Clerk Hand informed the Board there would be a Legislative Delegation Meeting on November 21, 2017 at 6:00 p.m. in the regular Board meeting room. Clerk Hand stated Senator Montford and Representative Beshears would be in attendance.

### **JOHN MORGAN DAVIS, IDA BOARD CHAIRMAN**

Mr. Davis stated the airport has some equipment to surplus and sell at auction, asset #523 (New Holland Tractor) and asset #520 (Flex Wing Bush Hog Mower).

- ❖ Commissioner McDougald made a motion to declare surplus asset #523 and #520 and to sell at auction. Commissioner Hall seconded the motion. The motion passed unanimously 4-0

Mr. Davis stated the IDA Board is moving toward closing on the Shuler property, they are just waiting on the survey to be finished. Mr. Davis stated they should close in twenty (20) to thirty (30) days.

Mr. Davis stated the law firm Broad and Castell in Tallahassee will be handling the Shuler property closing and are working on the ordinance required for the airport.

Mr. Davis stated the Snyder project is back underway, and should be complete in a couple weeks.

### **CHELSEA SNOWDEN, PROJECTS AND GRANTS COORDINATOR**

Ms. Snowden presented to the Board two (2) pay requests C W Roberts Contracting, Inc. Ms. Snowden stated one pay request is in the amount of \$167,610.99 and another in the amount of \$63,320.84. Ms. Snowden stated these pay requests were contingent on the of the approval of the change order.

- ❖ Commissioner Bailey made a motion to approve the two (2) pay requests. Commissioner Hall seconded the motion. The motion passed unanimously 4-0.

Ms. Snowden presented the Board with a change order for the SHIP (State Housing Initiative Partnership) program for the John O'Bryan job. Ms. Snowden stated when the contractor took the vinyl siding off the home it was noted there was no plywood, which would be needed to complete the project. Ms. Snowden stated the contract price for the plywood is \$2,600 but in order to get the project within allowable limits (50% value of the home) there are several items that had to be removed from the work order, for a decrease of \$4,800. (A net reduction of \$2,200) Ms. Snowden stated even with the deductions, the home is still over the 50% threshold. Ms. Snowden asked the Board if they would be willing to waive the \$1,000.00 write up charge in order to get the job within the 50% value of the home.

- ❖ Commissioner McDougald made a motion to approve the change order and waive the write up charge. Commissioner Bailey seconded the motion. The motion passed unanimously 4-0.

Ms. Snowden presented the Board with the ranking results for CEI services on the CIGP (County Incentive Grant Program) John F. Bailey Road project. Ms. Snowden stated the highest ranked proposer is Alday-Howell Engineering.

- ❖ Commissioner Bailey made a motion to award the CEI services for the CIGP John F. Bailey Road project to Alday-Howell Engineering. Commissioner Hall seconded the motion. The motion passed unanimously 4-0

Ms. Snowden presented the Board with the ranking results for CEI services on the SCOP Suggs Attaway Road project. Ms. Snowden stated there was a tie between Panhandle Engineering, Inc. and Southeastern Consulting Engineers, Inc. Ms. Snowden stated in the packets sent out for response, there is a rule that in the event of a tie, the Board may appoint an alternate score breaker. Ms. Snowden asked the Board if they would like to appoint an alternate score breaker.

- ❖ Commissioner Bailey made a motion to appoint Ms. Snowden as the alternate score breaker. Commissioner McDougald seconded the motion. The motion passed unanimously 4-0.

Ms. Snowden stated she took the raw scores for all CEI services projects applied for by each company, and at this time, Panhandle Engineering, Inc. has 446 points total and Southeastern Consulting Engineers, Inc. has 459 points total. Ms. Snowden stated she has also went through the proposal packets and would recommend awarding the project to Southeastern Consulting Engineers, Inc.

- ❖ Commissioner McDougald made a motion to approve Ms. Snowden's recommendation and award the project to Southeastern Consulting Engineers, Inc. Commissioner Hall seconded the motion. The motion passed unanimously 4-0.

#### **JUSTIN FORD, DEWBERRY ENGINEERS, INC./PREBLE-RISH – COUNTY ENGINEER**

Mr. Ford stated bids for County Road 392 and CIGP John F. Bailey Road would be opened at the next regular Board meeting on November 14.

Mr. Ford presented the Board with a change order for DR 4177 PW #450 Sam Duncan Road. Mr. Ford stated when Mr. Edenfield met with landowners on the road, it was found the actual road the County owns and maintains the right of way on stops short of what was written in the PW. Mr. Ford stated a change order has been proposed to reduce the project scope to accommodate for the reduction of 1,500 feet of road. Mr. Ford stated the net reduction for the project is \$11,977.84, the project is substantially complete and Mr. Edenfield has already approved of the work done. (Roberts & Roberts Inc.)

- ❖ Commissioner McDougald made a motion to approve the change order for Sam Duncan Road. Commissioner Hall seconded the motion. Commissioner McDougald inquired if Mr. Ford has been monitoring Coy Lindsey Road. Mr. Ford stated he goes out once every week and a half or so to check the road, and stated there may be some continued maintenance the County will have to perform but believes the road will be significantly better than it was. The motion passed unanimously 4-0.

Mr. Ford opened and read aloud bids for the LAP (Local Agency Program) Chipola Road Sidewalk project.

<b>LAP Chipola Road Sidewalk Project</b>	
<b>Contractor</b>	<b>Total Base Bid</b>
North Florida Construction, Inc.	\$467,007.05
Panhandle Construction	\$436,881.50
C.W. Roberts Contracting, Inc.	\$385,309.50
Gulf Coast Utility Contractors, Inc.	\$574,680.00

- ❖ Commissioner Bailey made a motion to award the LAP Chipola Road Sidewalk Project to the low bidder, C.W. Roberts Contracting, Inc. contingent upon the bid package being in order. Commissioner Hall seconded the motion. The motion passed unanimously 4-0.

**CARLA A. HAND, CLERK OF COURT AND COUNTY COMPTROLLER**

Clerk Hand had nothing to report.

**ATTORNEY FUQUA**

Attorney Fuqua had nothing to report.

**COMMISSIONER TIME**

**COMMISSIONER MCDOUGALD**

Nothing to report.

**COMMISSIONER BAILEY**

Nothing to report.

**COMMISSIONER HALL**

Commissioner Hall stated Mr. Jack White contacted him about donating some land for an animal rescue for Calhoun County. Commissioner Hall stated Mr. White and Mr. Snowden went and met with Ms. Amy Sheppard, who runs an animal rescue called Heartland Recue Ranch in Bay County to gather more information. Mr. Snowden stated Mr. White has noticed many animals are dropped off in the Mossy Pond area and someone approached him about Heartland Rescue in Bay County. Mr. Snowden stated Heartland Rescue is a ten (10) acre facility that relies on donations and volunteers, but are at capacity. Mr. Snowden stated Heartland Rescue inquired what it would take to permit a similar facility in Calhoun County. Mr. Snowden stated Mr. White has a couple ten (10) acre sites that are location possibilities. Mr. Snowden stated Heartland Rescue is a very clean facility, and over the past year, they have rescued 500 animals and adopted out many of their rescues. Mr. Snowden stated he let Heartland Rescue know Calhoun County is in no position to financially support a rescue and they would have to find a way to fund the venture themselves. Mr. Snowden stated Ms. Sheppard is supposed to meet with Mr. White sometime next week to discuss details. Mr. Snowden stated he would continue looking into the situation and determine viability of the project. Attorney Fuqua stated the Board could waive the conditional use permitting fee since Heartland Rescue is a 501C nonprofit entity. There was further discussion about the rescue. Mr. Snowden stated Heartland Rescue has a partnership with Tractor Supply and has feed donated, and also has a veterinary technician on staff to tend to the animals. Commissioner McDougald asked if a rescue is opened in Calhoun County, would the animals be an overflow from Bay County or would they be from Calhoun County. Mr. Snowden stated the rescue told him they spend a lot of time rescuing animals in Calhoun County, and would likely not want to transport animals all the way from Bay County to the facility in Calhoun County. Mr. Snowden stated the rescue may not work out, but if it does, it could help the County.

Commissioner Bailey asked Mr. Snowden if he knows what the building fees for the cell towers would cost. Mr. Snowden stated he would review the information tomorrow morning. Mr. Snowden stated the value of each tower is \$200,000. Mr. Dowling Parrish stated the fee should be about \$1,500.00. There was further discussion about the permit fees.

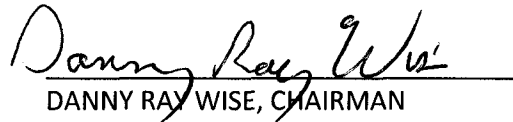
Mr. Snowden informed the Board the adoption hearing for the Comprehensive Plan Amendments that were submitted to DEO in May for the minor changes made through the DEO grant is scheduled for November 14 at 5:30 instead of the second meeting of the month because Ms. Marina Pennington will be out to town for the second meeting of the month.

- ❖ Commissioner Hall made a motion for the Board to compensate Mr. Snowden's mileage to and from Heartland Rescue. Chairman Wise seconded the motion. The motion passed unanimously 4-0.

**CHAIRMAN WISE**

Nothing to report.

There being no further business, the meeting adjourned at 7:00 p.m., CT.

  
DANNY RAY WISE, CHAIRMAN

ATTEST:

  
CARLA A. HAND, CLERK